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DEVELOPMENT**

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AGENDA
PLANNING COMMISSION MEETING


Thursday, October 1, 2020
City Council Chambers
220 E Morris Avenue, 2nd Floor

****There will be no Planning Commission members at the anchor location of South Salt Lake City Hall and Planning Commission will connect remotely through a Zoom meeting****

PLANNING COMMISSION WORK MEETING AT 6:00 P.M.

1. General Plan Update
2. Sign Code Ordinance Amendment Discussion

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT JEFF ATTERMANN, (801) 412-3224, GIVING AT LEAST 24 HOURS NOTICE.

I, , Planning Commission Chair, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The World Health Organization, the President of the United States, the Governor of Utah, the County Health Department and Mayor, and the Mayor of South Salt Lake City have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS-CoV-2. Due to the state of emergency caused by the global pandemic, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system.

Dated: 09/25/20 (date of public notice)

Join Zoom Meeting

<https://zoom.us/j/93815699066?pwd=NWU0aGxPdXNRNUMvbUFEWGImbENHUT09>

Meeting ID: 938 1569 9066

Passcode: 554827

One tap mobile

+13462487799,,93815699066# US (Houston)

+16699006833,,93815699066# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

877 853 5257 US Toll-free

888 475 4499 US Toll-free

833 548 0276 US Toll-free

833 548 0282 US Toll-free

Meeting ID: 938 1569 9066

Find your local number: <https://zoom.us/u/acKttHb7I9>

Planning Commission Work Meeting Minutes
Thursday, October 1, 2020
City Council Chambers
220 East Morris Avenue, 2nd Floor
Time 6:00 p.m.

Commission Members Present: Laura Vernon, Chair
Jeremy Carter
Chad Ewell
George Pechmann
Mary Anne Southey

Staff Members Present: Sean Lewis, Deputy Comm. Development Director
Taylor Greenwell, City Planner
Jeff Atterman, City Planner
Josh Collins, Deputy City Attorney

Community Members: Bill Hardesty

Commission Member Absent: Stacey Holscher
Susan Dickstein
Christy Dahlberg

PLANNING COMMISSION WORK MEETING

Chair Vernon called the meeting to order at approximately 6:00 p.m. There were no Planning Commission Members at the anchor location. All participated remotely via Zoom.

- 1. General Plan Update.**
- 2. Sign Code Ordinance Amendment Discussion.**

Deputy Community Development Director, Sean Lewis reported that at the May meeting the Commission discussed signs and identified the various types that exist in the community. He pointed out that the changes will not be made as the City redevelops. Mr. Lewis confirmed that he would not be presenting specific standards tonight but rather some of the concepts and items staff has been working on.

Mr. Lewis explained that if signs meet a certain size and dimension standard they will be exempt and not require a permit. These signs would include directional signage, yard signs, real estate signs, temporary banners, A-frame menu signs, or construction “coming soon” signs. Mr. Lewis stated that the Sign Code would be content-neutral, meaning that the language on the sign would not be regulated. Only the time, place, and manner would be regulated. The intent was to prohibit would snipe signs, which are off-premise signs in a right-of-way. Currently, searchlights are prohibited as

well as floating signs that businesses often have out all day. Telephone pole signs were also prohibited.

Commissioner Ewell asked about political signs that are not on private property. Mr. Lewis stated that political signs cannot be differentiated based on content. He explained that any sign must be on private property and not in a right-of-way or public space. The laws are already on the books so the intent is to determine when to enforce the laws. Mr. Lewis stated that political candidates are informed by the County not to place signs in rights-of-way or on public property. There are exemptions for public signs that the City posts.

Mr. Lewis explained that they are trying to get away from box signs, which are rectangular with a plastic front and light behind. Signs with internal light sources should not be visible. He stated that channel lettering was preferred. Specific examples were shown. The intent was to strike a balance. There had been an issue with marquee signs, which are built into the architecture with an Electronic Message Center (“EMC”) in front.

Mr. Lewis stated that there have also been conversations about sign location. A photo was provided of a housing project that fronts three streets. The question was how many wall signs should be allowed and whether to allow a site-specific sign or base it on frontage. They were leaning toward basing it on frontage and allow for one wall sign per street frontage. This would allow for one wall sign on each frontage. He also brought up the issue of sign placement with monument signs. Staff proposed allowing one monument sign per street frontage.

Mr. Lewis explained that the intent was to limit the number of monument signs on a site. He gave examples of signs from other cities. One was from a newer development that had problems. One issue was with too many signs, which created visual clutter. Mr. Lewis stated that in discussions regarding sign location the working group also addressed where and how large wall signs should be. A recent proposal included site signage for the upper corners of a residential building. He explained that the sign dimensions depend on how they are calculated. For example, traditional signs codes involve drawing a rectangular box around them. However the logo fits within that is counted against the square footage. Another method involves positioning the box to eliminate much of the white space and balance the size. He commented that it has been a struggle to fit every wall sign into a calculation. Mr. Lewis explained that for every two feet of lineal frontage, there is one square foot of signage. They are trying to find ways to calculate the sign square footage so that it fits on the building and looks nice but does not overwhelm or underwhelm the façade.

A question was raised about a situation where a previous applicant had a marquee style sign that took up an entire city block. It was ultimately approved. The question was if there are two signs on a street face if there is a certain amount of signage space. Mr. Lewis stated that they were still trying to figure that out. He gave an example of a building with up to 100 square feet of signage. The discussion would be whether the building could have one sign of up to 100 square feet or three signs that are 33 square feet. He commented that this is seen frequently on freeway-oriented signs.

Mr. Lewis explained that some jurisdictions do primary signs that allow a primary sign that has to be above the front door of a business. This becomes the largest square footage the business gets. The business can have secondary signs that are perhaps half the size of the primary sign. Mr. Lewis stated that the working group has also been addressing how to handle ground floor residential in mixed-use buildings. The goal was to balance the need for site signage. Mr. Lewis gave an example of having two coffee shops close to each other and addressing where and how large the signs could be.

Mr. Lewis pointed out that with high rise buildings, not every tenant gets a sign. Ground floor commercial uses could get signage that is ground-floor oriented. A business above that may get the signage in the front but not a large illuminated wall sign on the side of the building. An aerial photograph was displayed of the new WinCo that would desire signs on at least three facades with one on State Street, one on West Temple, and one on the front of the building. Other businesses in that location would also want monument signs.

Mr. Lewis stated that another struggle was with other businesses wanting larger and an increased number of signs. Allowing this would result in visual clutter. He commented that it is a delicate balance they are trying to reach. The intent was to allow the business community to create the identity they choose but not be outrageous and take over the entire building.

Mr. Lewis acknowledged that Bill Hardesty wanted to address EMCs. The concept they were working on included very limited locations for EMCs. They will not be allowed everywhere and will be permitted in concert with a monument sign. Only a certain percentage of the monument sign would be allowed to be in the form of an EMC. Mr. Lewis explained that standards for digital signage, like the ones at drive-thrus, were being considered. A draft ordinance with specific standards was to be presented at the next meeting.

Chair Vernon commended Mr. Lewis on the flexibility of the sign standard. She worked previously in another municipality where they approved signs that are all the same size and shape with a poor result. Commissioner Pechmann recognized the complexity of the issue and agreed that signs that are all similar are a detriment to a community.

A question was raised as to whether a mixed-use building will at least have a monument sign. Mr. Lewis stated that per the form-based code, buildings can be built right up to the sidewalk. As a result, they lose the opportunity for a monument sign. He described opportunities that exist for ground-floor oriented signs such as in the form of perpendicular signs, hanging signs, or awning signs. The signs are smaller scale and would not be illuminated. Not every tenant of a 10 or 11-story building would be able to have exterior signage.

Chair Vernon asked about the exempt “coming soon” signs that businesses post but then what is being advertised never comes to fruition. Mr. Lewis explained that the exemption on banners must

include a timeframe. Banners will not need permits but can only be up for a certain number of days. He clarified that the size, scope, and time on construction signs will be regulated and allowed as long as the construction site is active with an active building permit on file with the City. Mr. Lewis stated that window signage was also discussed. The consensus was that if the sign can be seen as one drives by it will be regulated by percentage. If it is six or eight feet inside the building, it would not be regulated. 'Credit card accepted' signs and address numbers will be allowed.

Mr. Lewis explained that open neon signs are allowed but with a limit to the size and scope. Signs covering an entire window will not be allowed. Commissioner Pechmann asked if the grocery stores on State Street are in violation of that Code requirement. Mr. Lewis stated that the stores would be in violation of the New Code.

ADJOURNMENT

Motion to Adjourn: Commissioner Ewell

Second: Commissioner Dickstein

Vote: Unanimous

New Planning Commissioner Christy Dahlberg was welcomed.

The Planning Commission Meeting adjourned at approximately 7:43 p.m.

For Planning Commission

Planning Division Manager



Sign Ordinance Work Meeting

SSLC Planning Commission

October 1, 2020

General Information

- Existing ordinance adopted 2003
- Sign laws have changed significantly over last 17 years
- Best practices are significantly different
- Part of ongoing effort to comprehensively remove errant and conflicting land use provisions, reorganize regulations, codify plain language and conform the South Salt Lake Code with recent State Law updates



Existing Signage Policy



Existing Signage Policy



Existing Signage Policy



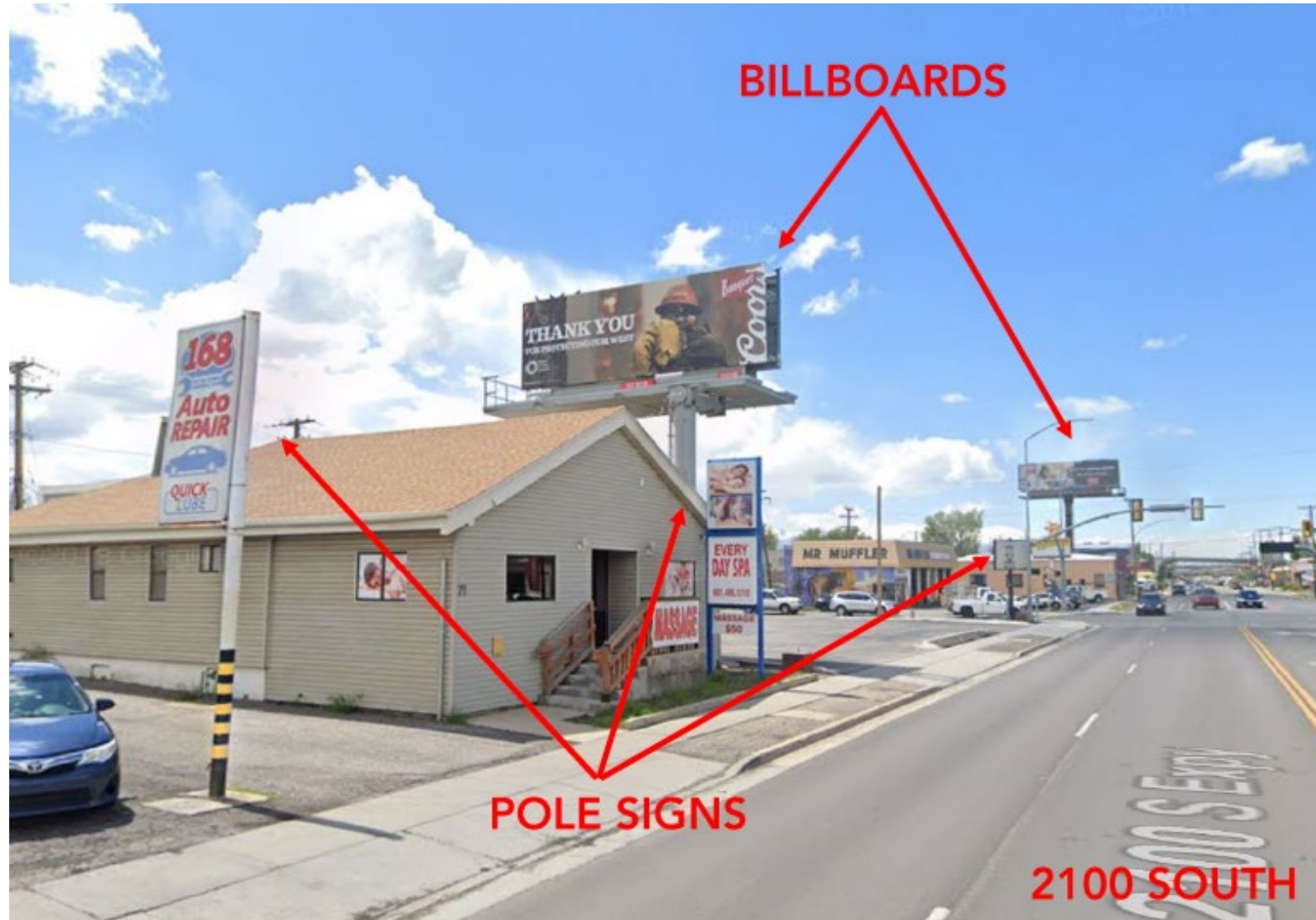
Existing Signage Policy



Existing Signage Policy



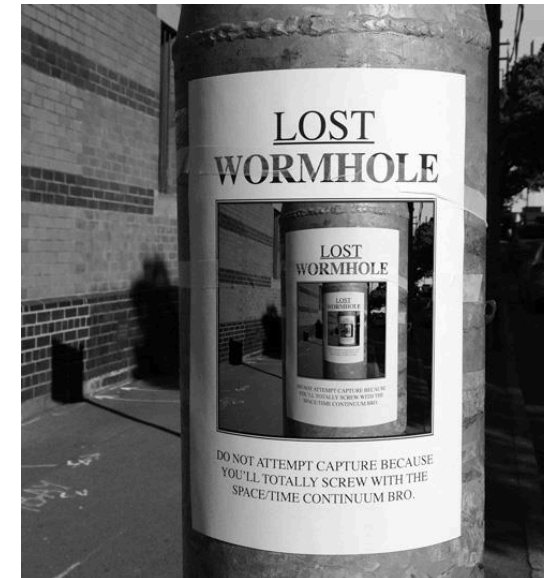
Existing Signage Policy



Working Concepts – Exempt Signs



Working Concepts - Prohibited



Working Concepts – Box Signs



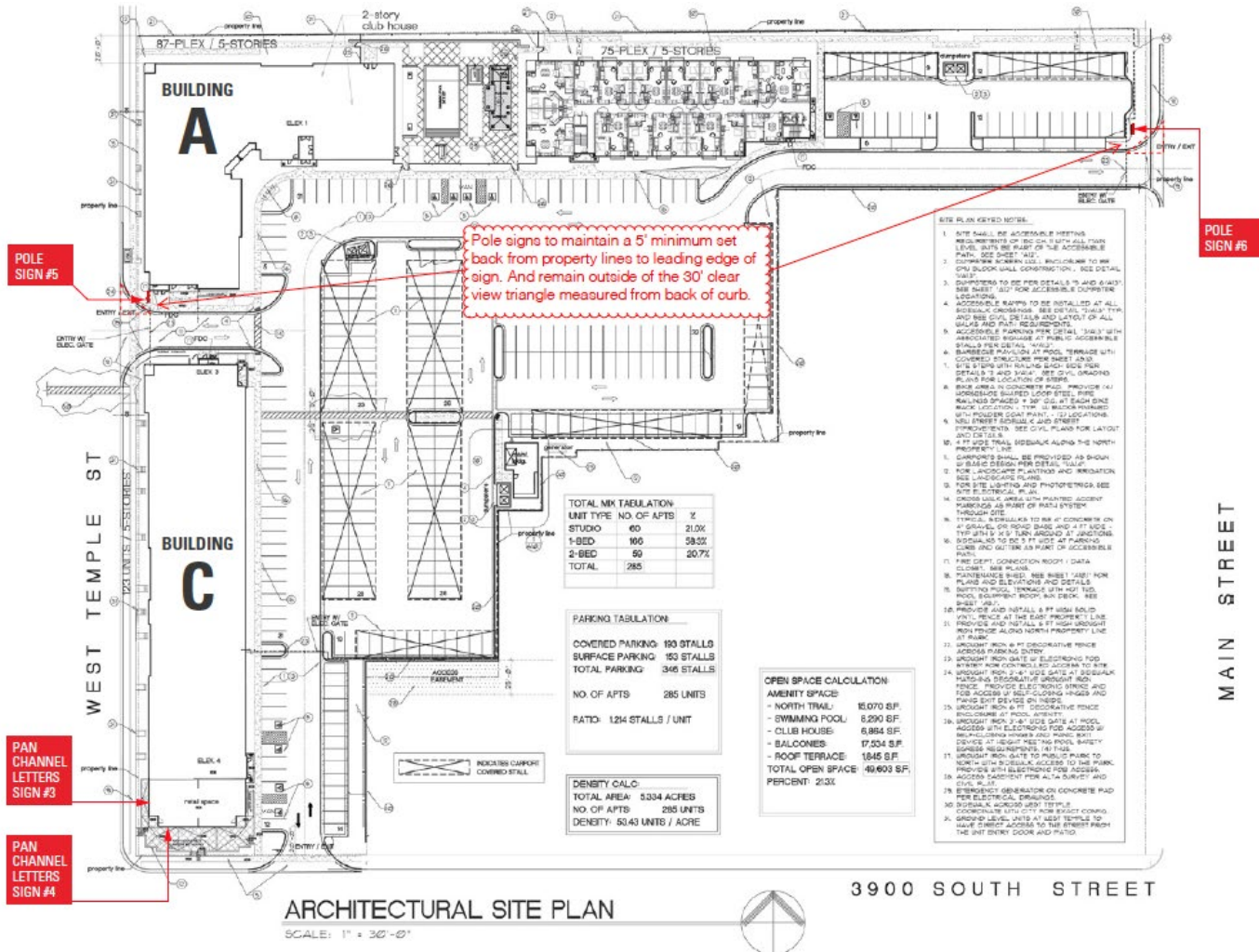
Working Concepts – Channel Letters



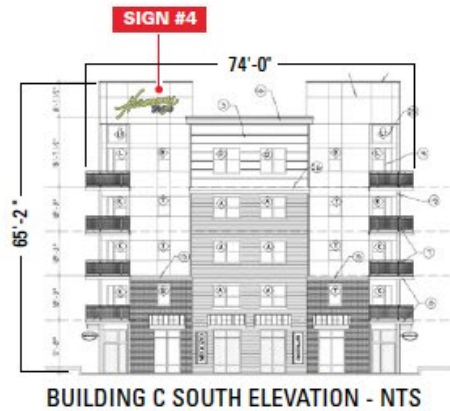
Working Concepts - Marquee



Working Concept - Sign Location



Working Concept – Sign Location



Working Concept – Sign Location



South Salt Lake City Planning Commission
October 1, 2020

Commissioners Present:

Laura Vernon
Chad Ewell
Jeremy Carter
Mary Anna Southey
George Pechmann

Commissioners Absent:

Stacey Holscher
Susan Dickstein
Christy Dahlberg

Staff Present:

Sean Lewis, Deputy Community Development Director
Taylor Greenwell, Planner
Jeff Attermann, Planner
Josh Collins, Deputy City Attorney

Community Members:

Bill Hardesty